



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: November 17, 2004 REPORT NO. HO-04-181

ATTENTION: Hearing Officer

SUBJECT: ESSAKOW RESIDENCE - EOT  
PROJECT NUMBER: 46401

LOCATION: 2605 Calle Del Oro

APPLICANT: Jeffrey Essakow, Trustee of the Essakow Family Trust

### SUMMARY

Requested Action - Should the Hearing Officer approve an Extension of Time (EOT) for previously approved Permit No. 41-0372 which consists of Coastal Development Permit No. 133886 and Site Development Permit No. 145426 to construct a new single-family home?

#### Staff Recommendation -

1. APPROVE Coastal Development Permit No. 133886, Extension of Time for Permit No. 41-0372; and
2. APPROVE Site Development Permit No. 145426, Extension of Time for Permit No. 41-0372.

Community Planning Group Recommendation - On October 7, 2004, the La Jolla Community Planning Association voted 10-0-1 to approve the Extension of Time with no conditions added. The project was not presented to the La Jolla Shores Planned District Advisory Board for their consideration of the EOT.

Environmental Review - The request is exempt from review of the Extension of Time request under the California Environmental Quality Act (CEQA).

### BACKGROUND

On July 25, 2001, Coastal Development Permit and Site Development Permit (La Jolla Shores Planned District) No. 41-0372 was approved by the Hearing Officer for the development of a

new, two-story, 9,648 square foot, single family residence with two attached two-car garages, pool, spa and accessory uses. The project site is located at 2605 Calle Del Oro in the SF (Single Family) zone of the La Jolla Shores Planned District. The lot is a 0.46 acre vacant lot in a neighborhood fully developed with a diverse collection of single-family homes. In the three years from approval of the project, the owner/permittee has not implemented the project and the site has been sold to a new owner seeking to obtain an Extension of Time as permitted by the Land Development Code.

## DISCUSSION

The previously approved project has not been permitted for construction within the three years from date of approval and the site has been transferred to a new owner. The current owner of this 0.46 acre vacant site at 2605 Calle Del Oro within the La Jolla Shores Planned District, is requesting an Extension of Time as permitted by the Land Development Code. This project was submitted under the currently adopted Land Development Code. As the application proposes no changes to the approved project, and City staff has found that the project conforms to the Land Development Code, it is recommended that the request for an Extension of Time be approved.

## ALTERNATIVE

1. Approve Coastal development Permit No. 133886 and Site Development Permit No. 145426 Extension of Time (EOT) with modifications.
2. Deny Coastal Development Permit No. 133886 and Site Development Permit No. 145426 Extension of Time (EOT) if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Laura C. Black, Development Project Manager

### Attachments:

1. Project Data Sheet
2. Draft Coastal and Site Development EOT Permit with Conditions
3. Draft Coastal and Site Development EOT Resolution with Findings
4. Copy of Recorded (existing) Permit
5. Community Planning Group Recommendation
6. Project Chronology
7. Copy of Public Notice
8. Project Plans (Forwarded to Hearing Officer)